



NIAGARA COUNTY PLANNING BOARD

SAMUEL M. FERRARO CENTER FOR
ECONOMIC DEVELOPMENT
6311 INDUCON CORPORATE DRIVE
SANBORN, NEW YORK 14132

Joseph Kibler
Chairman

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MEETING MINUTES

Niagara County Planning Board
6311 Inducon Corporate Drive – Suite 100
Sanborn, New York 14132
Monday, April 17, 2023 – 2:00 p.m.

Members Present: Bill Agronin, Michael Carney (via phone), Joseph Kibler, James Sobczyk, Mary Jo Tamburlin

Members Absent: J. Anthony Collard, Walt Garrow, Norman Machelor, Thomas Ohol, Garret Meal (Ex-Officio), Jonathan Welka (Alt)

Staff Present: Nathaniel Bonafede, Jacqueline Minicucci

1. The meeting was called to order by Chairman Kibler at 2:10 p.m.
2. A motion was made by Mr. Agronin and seconded by Mr. Carney to approve the March 20, 2023 meeting minutes. Unanimous. Carried.
3. *Niagara County Planning Board Referrals*


No. 6881 – Town of Lockport – Local Law Amendment

Request by the Town of Lockport for the Planning Board to review an amendment to Chapter 200 Article XII and Article XXVIII of the town code to increase the allowable height and reduce the fall zone setbacks for Wind Energy Conversion Systems within Industrial Use Districts only. Thomas Seaman, Town of Lockport Attorney was present to discuss the referral. Mr. Seaman stated that the Town of Lockport has been in communication with a manufacturer of windmill components that is interested in constructing a facility on a 5 acre parcel in the Lockport Industrial Park. The developer would like to construct a windmill that would be capable of powering the facility. Proposed amendments to the current law include reducing the 10 acre parcel requirement to 5 acres, increasing the height maximum from 164' to 199', and changing the fall zone setback from 1.5x the tower height to 1.1x the tower height. Mr. Seaman informed the board that the proposed amendment is for the Industrial Use District only and there would be no impact to adjacent properties. The full project site plan will be submitted for review pending the amendment approval. Board members noted that the proposed location would be a good placement for the manufacturing facility. A motion for approval was made by Mr. Agronin and seconded by Ms. Tamburlin. Unanimous. Carried.

4. *Old Business* – None
5. *New Business* – Mr. Bonafede reviewed the following correspondence:
 - 1.) SEQR Lead Agency Designation received from the Town of Niagara for a proposed solar array on a capped landfill.
 - 2.) SEQR Lead Agency Designation received from the City of Niagara Falls for a data mining facility on Frontier Avenue.
 - 3.) SEQR Lead Agency Designation received from the Town of Lockport for a residential development on Tonawanda Creek Road.

6. *Adjournment* – A motion was made by Mr. Carney and seconded by Ms. Tamburlin to adjourn the meeting at 2:25 p.m. Unanimous. Carried.

Respectfully submitted,


Jacquiline Minicucci, Recording Secretary